



## 3 Bedroom Townhouse For Sale in Aureus

Inviting 3-bedroom townhouse available for sale in Greenhills Ext 3. THE PRICE IS NEGOTIABLE.  
This well-appointed property boasts the following features:

The entrance hall welcomes you with an elegant chandelier, setting the tone for the tastefully designed interiors. The lounge, adorned with its own chandelier, provides a sophisticated space for relaxation. The kitchen boasts a breakfast nook with granite tops, a 4-plate stove, an extractor fan, tiled floors, and blinds, creating a functional and aesthetically pleasing culinary environment. A scullery adds an extra layer of convenience to the kitchen. It comprises 3 bedrooms, each with its own unique features. The first bedroom includes built-in cupboards and carpet floors, providing a cozy and organized space. The second bedroom features carpet floors, walk-in cupboards, and blinds, offering a blend of comfort and functionality. The third bedroom is adorned with carpet floors, completing the ensemble of comfortable living spaces.

### Monthly Bond Repayment

Calculated over 20 years at 11%  
with no deposit.

R8,154.29

### Bond Costs

These calculations are only a guide. Please ask  
your conveyancer for exact calculations

R19,565.00

### Transfer Costs

R25,898.00

### Monthly Rates

R1,305



## INTERIOR

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	Yes

## EXTERIOR

Carports / Parkings	0
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

## SIZES

Floor Size	300m <sup>2</sup>
Land Size	333m <sup>2</sup>



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